



2017-013638

Klamath County, Oregon

11/29/2017 11:14:00 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

The Jerry & Sheila Ryckewaert 2000 Living Trust
dated 3/16/2000

7397 Via Cantares

San Jose, CA 95135

Until a change is requested all tax statements
shall be sent to the following address:

The Jerry & Sheila Ryckewaert 2000 Living Trust
dated 3/16/2000

7397 Via Cantares

San Jose, CA 95135

File No. 171197AM

STATUTORY WARRANTY DEED

Jeffrey E. Brown, Trustee, or his successors in trust, under the Jeffrey E. Brown Living Trust dated April 20, 2010, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jerry Ryckewaert and Sheila Ryckewaert, as Co-Trustees of The Jerry & Sheila Ryckewaert 2000 Living Trust dated 3/16/2000,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 47-04 situated in S1/2, S1/2 N1/2, NW1/4 NW1/4 of Section 36, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$250,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 1st day of November, 2017

Jeffrey E. Brown Living Trust

By: Jeffrey E. Brown
Jeffrey E. Brown, Trustee

State of Oregon } ss.
County of Klamath }

On this 1st day of November, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Jeffrey E. Brown known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jeffrey E. Brown Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

